



**Oak Tree Cottage, Knucklas Road, Knighton, LD7 1UP**  
**Guide Price £500,000**

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# Oak Tree Cottage, Knucklas Road Knighton

## 4 BED HOME WITH OUTBUILDINGS AND 0.85 ACRES OF PADDOCKS

A unique property offering a detached home with spacious accommodation to include four bedrooms, mature gardens, large driveway, a range of outbuildings such as stabling and a barn and two small paddocks totaling approx. 0.85 acres. Set just on the edge of Knighton, the property has views down the Teme Valley and access to nearby walks and the town centre, this is property is a MUST VIEW.

## FEATURES

- Detached property with barns, stables and small paddocks
- Approx 0.85 acres of paddocks and gardens
- Registered smallholding - CPH number
- Four bedrooms, two bathroom and cloakroom
- Kitchen/dining room, boot room and laundry room
- Three reception rooms offering flexible accommodation
- Far reaching views down the valley
- Edge of town location
- Solar Panels generating income



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## Material Information

**Guide Price** £500,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** G

**EPC:** E (53)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	46 E	
21-38	F		
1-20	G		

## Introduction

Oak Tree Cottage is a superb detached double fronted family home with spacious room sizes, wonderful views throughout, a range of outbuildings, with solar panels on one, mature gardens and small paddocks. Perfectly placed on the edge of the border town of Knighton with walking available at the end of the driveway, expansive views down the Teme Valley and amenities nearby in the town.

There are detached outbuildings to include garage, barn stabling that offer potential for development subject to necessary permissions being obtained.

The accommodation comprises: entrance hall, kitchen/breakfast room, dining room, living room, boot room, laundry room, main bedroom with ensuite, three further bedrooms and family bathroom.

## Property description

The open porch leads to the charming blue front door leading into this wonderful family home with central hall with accommodation leading off to the front and rear and stairs rising to the first floor. To the front there are two spacious reception rooms, a living room with feature fireplace and inset multi fuel stove and a second being a dining room or craft room. There is also a lovely sun room overlooking the grounds off the living room and a perfect place to enjoy your surroundings. To the rear of the house is a light and spacious kitchen/breakfast room with windows looking over the garden and paddock behind, a range of base units, Aga (converted to electricity) and leads to a handy boot room with access to the garden. Off the boot room is a laundry room with plumbing for a washing machine, boiler and a ground floor cloakroom.

On the first floor the central landing with doors leading off to the bedrooms and family

bathroom. The main bedroom is to the rear with views over the gardens and a bathroom ensuite with shower over the bath. There are two double bedrooms to the front with views down the Teme Valley and a fourth is single bedroom or home office. The family bathroom has a three piece white suite.

## Gardens and paddocks

The property is approached via its own driveway with ample space for parking, with one small fenced paddock to the right with a mature hedge border, with an enclosed yard and stable. Surrounding the cottage there are mature cottage gardens with a wealth of mature plants and shrubs, patio area off the kitchen and an established vegetable plot to the side of the house and green house. Above the house there is a further paddock with hedge borders and some mature trees.

## Outbuildings

The property has a selection of detached outbuildings to include:

- Garage 5.5m x 5.2m
- Workshop 8.8m x 5.5m
- Store 6.1m x 2.1m
- Open barn 5.6m x 4.0m
- Stables 6.2m x 3.8m

## Location

The property is located on the fringes of Knighton (Tref y Clawdd) which is located in Mid Wales and is a market town within the historic county boundary of Radnorshire, lying on the river Teme, with a railway station on the Heart of Wales line. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow with Knighton sitting at the half way point. At the Knighton visitors centre by the river, you can stand with one foot in each country. Knighton also has a primary school, supermarket, leisure centre, and many other smaller





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independent shops. The larger market town of Ludlow, 16 miles away, has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger spa town of Llandrindod Wells, 18 miles away, offers a further wider range of facilities.

### Agents notes and services

The property has oil fired heating, mains drainage, water and electricity. There are solar panels on the roof of one of the outbuildings and these generate electricity that is sold straight back to the grid generating an income for the property per annum. More details are available on further request.

### Anti-Money Laundering Regulations

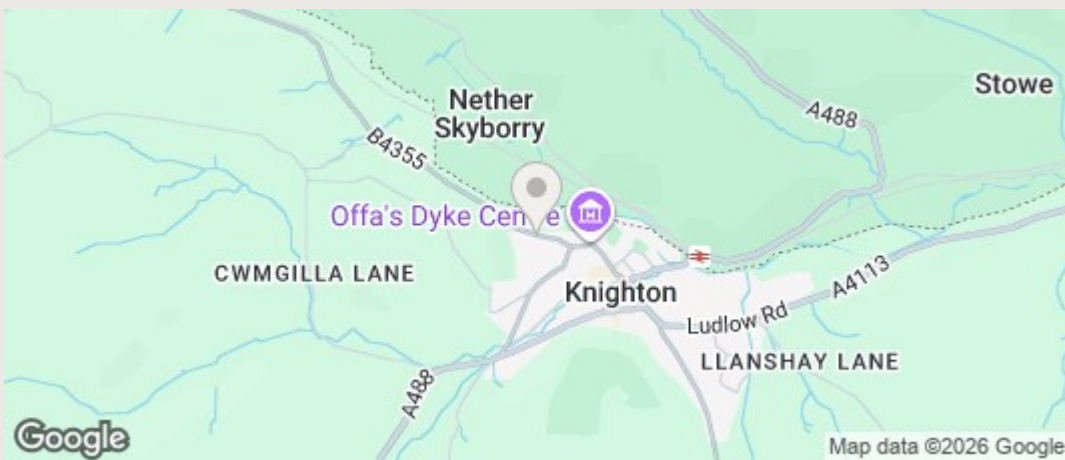
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.



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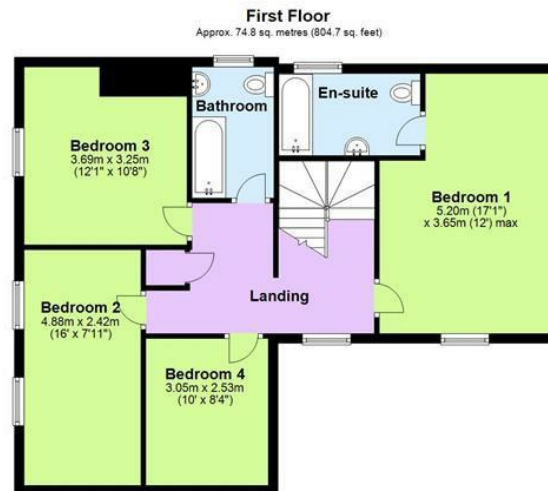
### DIRECTIONS

From Broad Street in Knighton, proceed up the hill onto West Street and continue along this road until it a left bend, at this point take the junction on your right, signposted Newtown. The driveway to the property is the third on the left. Using what three words [///stole.social/surprised](http://stole.social/surprised)



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Total area: approx. 181.4 sq. metres (1952.3 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

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